



Headingley Grove,  
Trentham



**OneAgency**

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# Offers in Excess of £599,000

A stunning detached residence, which has been extended to the rear with a superb open plan family / dining area with bi-fold doors. Another unique feature is a professionally fitted cinema room with 5 luxury cinema seats. The property offers substantial contemporary living with four bedrooms, three bathrooms, ample off road parking, established rear garden and detached double garage. Both the cinema and master bedroom are air conditioned and the property benefits from gas central heating and alarm / security camera's. Located in a highly sought after location and is offered with no chain involvement.





## GROUND FLOOR

### Entrance Hall

With entrance door, wood effect flooring. Radiator. Two under-stairs storage cupboards. Storage cupboard which homes the alarm and CCTV unit. staircase leading to the first floor.

### Cinema Room

With two front facing windows, radiator. Carpeted, stepped seating area with 5 luxury cinema seats including cup holders, electronic blackout blinds, cinema LED lighting and ceiling lighting controlled with LightwaveRF technology. Professional grade cinema screen and acoustic cladded walls. Professional bespoke cabinet to house equipment. Air conditioning unit. (Home cinema projector, receiver and 7.1 Dolby Atmos digital surround sound and sub base not included in house sale but can be negotiated separately)

### Downstairs Cloakroom

With low level w/c, sink with mosaic tile splash back. Radiator. Wood effect flooring.

### Kitchen

With a range of stylish wall and base units with work-top over, sink with mixer tap. Fitted Siemens induction hob, Samsung extractor fan, fitted Siemens oven, fitted Siemens microwave. Integrated wine cooler. Integrated dishwasher.

Side facing window. Tiled flooring.

### Lounge

With rear facing patio doors leading to extension. Carpeted, radiator. Gas fire with feature surround. Coving to the ceiling.

### Study

With front facing window, radiator, carpeted.

### Utility Room

With a range of stylish wall and base units with work-top over, sink with mixer tap. Plumbing for washing machine. Tile flooring. Door giving access to the rear garden.

### Open Plan Family / Dining Area

Bi-Fold doors and windows to the rear, lantern style ceiling windows, vertical fitted radiators. Breakfast bar area facing towards the kitchen. Featured horizontal fixed window.

## FIRST FLOOR

### Landing

Carpeted. Airing cupboard, loft access.

### Master Bedroom

Two front facing windows, radiator. Carpeted. Air conditioning unit. Archway leading through to the dressing room.

### Master Dressing Room

With rear facing window, radiator. Carpeted. Fitted wardrobes.

### Master En Suite

Three piece bathroom suite comprising of: low level w/c, sink, cubicle shower. Rear facing window, heated towel rail and LED mirror. Tiled floors and walls.

### Bedroom Two

With rear facing window, radiator. Carpeted. Built in wardrobes.

### En Suite

Three piece bathroom suite comprising of: low level w/c, sink, cubicle shower. Side facing window, radiator. Part tile walls. Tile flooring.

### Bedroom Three

Two front facing windows, radiator. Carpeted. Built in wardrobes.

### Bedroom Four

With front facing window, radiator. Carpeted. Built in wardrobe.

### Bathroom

Four piece bathroom suite comprising of: low level w/c, vanity unit with sink, bath, cubicle shower. Rear facing window, heated towel rail. Tile flooring.

### Double Garage

With power and lighting. Up and over double garage door to front and UPVC single security door to the side of garage.

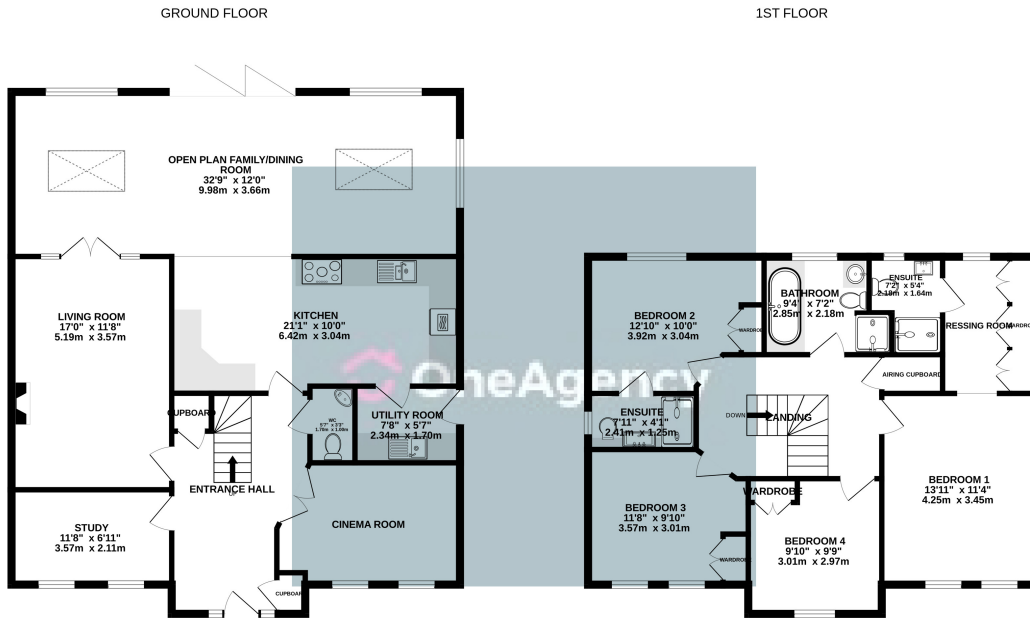
### Outside

To the front of the property there is a brick paved driveway with ample space for parking. To the rear there is a large enclosed garden with a paved patio and lawn and fitted stone slabbed area to the side by back door. Gate to rear garden with security digi lock access. With outside security lighting. EV charger to the front.

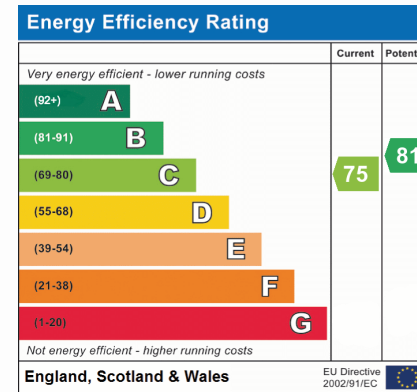
### Agents Notes

Council Tax Band F  
Stoke on Trent Local Council





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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